



A G E N D A

General Plan/LCP Implementation Committee

June 6, 2007

3:30 p.m.

City Council Chambers

1. Approve Action Minutes from May 23, 2007 Meeting
Attachment 1 3:30-3:35
2. Zoning Code Rewrite
Residential neighborhood character: Design standards or guidelines without a formal review process

Identify a preferred methodology and provide direction to staff.
Attachment 2 3:35-4:15
3. Zoning Code Rewrite - Residential setbacks to remain on District Maps vs. a more general regulation

Direct staff to retain current setbacks or change to a general approach.
Attachment 3 4:15-5:15
4. Items for Future Agenda 5:15- 5:20
5. Public Comments on non-agenda items 5:20-5:30



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

DRAFT ACTION MINUTES May 23, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, May 23, 2007**

Members Present:

X	Ed Selich, Mayor Pro Tem, Chairman
	Steve Rosansky, Mayor
X	Leslie Daigle, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
X	Larry Frapwell
	William Guidero
X	Ian Harrison
X	Brion Jeannette
X	Don Krotee
X	Todd Schooler
	Kevin Weeda
X	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Robin Clauson, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

Committee Actions

Agenda Item No. 4

Motion: Committee directed staff to provide examples of grade determination using real world conditions for methods nos. 2 and 3 at an upcoming meeting.

Vote: 5 Ayes, 1 Absent

Design Guidelines and Design Standards

A. BACKGROUND

At their meeting of December 12, 2006, the City Council directed staff to prepare development regulations (design guidelines) to implement the single and two unit residential design policies in the General Plan. The current residential design guidelines became effective April 1, 2007 and are considered temporary. They were adopted as an uncodified ordinance rather than being included in Title 20 (Planning and Zoning) as the City Council agreed with staff's recommendation that the design guidelines warranted closer analysis during the Zoning Code rewrite process.

The current design guidelines cover only those General Plan policies related to residential development that staff recommended be implemented at that time. Staff believed that several policies that apply to single and two unit development would require further analysis during the Zoning Code rewrite. Two reasons for not covering all of the policies were; 1) a direct relationship with commercial development and the need for more detailed study, and 2) the lack of good "one size fits all" design criteria.

Review of applicable projects under the current design guidelines occurs during the plan check process. Planning staff reviews proposed projects against the design guidelines and may require changes to plans if they do not meet the design criteria established in the guidelines. Under the current process, applicants have the right to appeal staff's decision to the Planning Commission.

Subsequent to the City Council's adoption of the design guidelines comments were made that perhaps the design guidelines should be codified into the Zoning Code as design "standards", which would not require subjective staff review as with design "guidelines". This occurred because concern was expressed that the "guidelines" were too subjective, required discretionary review, and may not always be consistently applied or interpreted by all staff members responsible for the design review process.

B. DISCUSSION

There are three basic approaches available to the City for the implementation of the General Plan's policies related to building design and community character.

1. Design guidelines (current process)
2. Specific design standards (prescriptive standards)
3. Specific design standards with alternative implementation criteria

A brief description of each approach is provided below. Examples of each approach are provided at the back of the report.

1. Design Guidelines

Design “guidelines” are usually written as general statements of what particular design aspect or character is to be achieved and generally how to achieve it, hence it is a guideline. In order to provide flexibility, design guidelines use words such as “should”, “encouraged”, “discouraged”, or “appropriate” and “inappropriate” instead of “shall” or “required” since not every guideline may be appropriate for each project design. For example, “Long, unarticulated exterior walls are discouraged. Wall offsets, varied textures, wall openings and recesses, and design accents on building walls should be used to enhance the building’s architecture.” In this example there are no “prescriptive” standards from which to measure compliance. If in the subjective opinion of the staff person reviewing the project the subject design appears to meet the “intent” of the guideline (discourage flat walls), the project may be approved. If the design does not appear to meet the intent of the guideline, the application may be rejected and the applicant would have the ability to either redesign the project or appeal staff’s decision to the Planning Commission. The use of design guidelines does not guarantee quality design, but their use can provide staff with the basic tools necessary to help prevent bad or inappropriate design.

Pros: Design guidelines offer flexibility in how they are applied to individual projects. Because of this, they allow the project reviewer to use discretion in determining whether or not a project meets the intent of a particular guideline or in some cases the overall intent of all the guidelines generally.

Cons: Since design guidelines do not usually provide measurable criteria, project reviewers must rely on their best judgment to determine if a guideline is being met. For example, how much wall offset or recess is appropriate or needed to meet the intent of the guideline? The answer may depend on the architectural style of the building. Because of their built-in flexibility, design guidelines may not always be applied consistently by all staff members responsible for project review.

2. Design Standards

Design “standards” are prescriptive rules that must be followed in order to obtain approval of a project. Design standards are like any other development standards that are applied to a project, such as building height, setbacks, or parking requirements. For example, if a design standard states that, “a minimum wall offset shall be 3 feet”, then the standard is met if the offset is 3 feet or more. Standards generally provide no flexibility in their application to a project - the project either meets the “minimum” standard or it does not. If it does not meet the standard the applicant may either redesign the project to meet the standard(s), or apply for a variance. However, it is doubtful that the findings necessary for the approval of a variance could be made since the “hardship” grounds for a variance would be extremely difficult to prove in a design related matter.

Pros: Design standards offer consistency of application in that discretion and judgment on the part of project reviewers are eliminated. Standards also offer certainty for the project designer because the standards are clearly expressed in quantifiable requirements.

Cons: Design standards offer no flexibility in the way a designer may choose to approach a particular design issue, for example, the avoidance of long flat walls. In this case the standard for wall articulation may require that, “a minimum 3 foot wall offset be provided for every 20 feet of linear wall area”. This type of “prescribed” standard may not be appropriate or necessary for every project, so additional means to allow deviations or exceptions to the standards may need to be developed in order to avoid requests for variances each time a standard cannot or should not be met. Also, there could be a temptation to set the standards low in order to avoid the need for variances, which would then allow lower quality architecture than actually desired.

3. Design Standards with Alternative Methods

Design standards that provide several alternative ways in which the standards may be met offer more flexibility than the single design standard approach described above. In this example a specific design “standard” is stated and then several alternative means for achieving that standard are provided. The project designer is free to select which alternatives best fit the need of the project. The alternative means that are provided for achieving the specific design standard may be stated as prescribed and quantifiable standards (e.g., provide a 3 foot wall offset) or as more subjective statements (guidelines), which may require discretion on the part of the reviewer (e.g., provide recessed windows and doors, or step back upper stories of the building).

Pros: Design standards with alternative methods of implementation offers increased flexibility for how a designer may choose to approach a particular design issue. By providing alternative ways in which to meet the design standard, the designer is able to select the design alternative(s) that best fit the particular project.

Cons: Since not all alternative means for achieving a design standard may be stated as quantifiable standards, some discretion and judgment would be required on the part of the project reviewer. As with the design “guidelines” this could lead to inconsistencies in the way the standards are applied.

C. EXAMPLES

The following examples are borrowed from several jurisdictions to illustrate the various ways in which design guidelines and design standards may be approached. They are provided as illustrative examples of the three different approaches discussed in this paper and are not intended to be recommendations for use in the City.

1. EXAMPLES OF DESIGN GUIDELINES

A variety of elements such as front porches and balconies should be considered, to create interesting spaces and transitional outdoor areas. Balconies could occur at upper level corners to lend transparency to the mass, as well as help 'turn the corner'.

1. Architectural treatment of all elevations visible from public places, including alleys, is encouraged. Treatments may include window treatments, cornices, siding, eaves, and other architectural features.
-

a. **Building Volume:** There are several architectural approaches used to minimize the appearance of building volume.

- To reduce building volume, understated entries and low pitched roofs are strongly encouraged to help give a sense of human scale to homes.
 - Second floor balconies and small decks accented with landscaping can reduce the visual impact of two-story structures.
 - To reduce appearance of "boxiness", use of single story roofs and porches on front elevations is encouraged.
 - Expansive, two-story, floor to ceiling entries are strongly discouraged.
 - First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
-

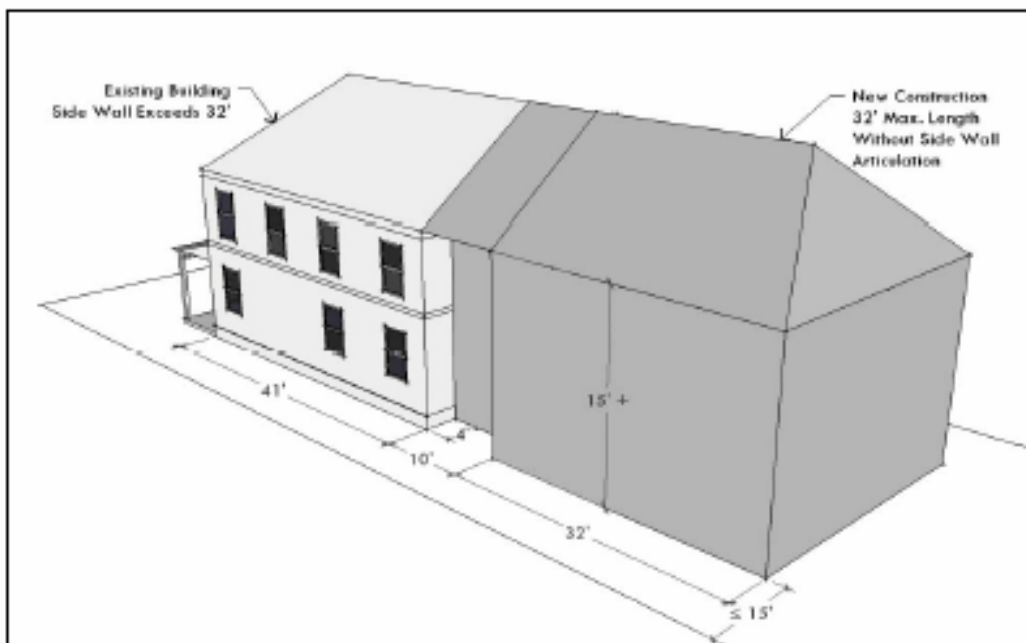
2. EXAMPLES OF DESIGN STANDARDS

Front-facing garage door shall be recessed at least 3 feet behind the front elevation of the house whenever possible. Recessing front-facing garage doors behind the residential front door is encouraged.

Note: Use of the words “Whenever possible” in the example above provides a degree of flexibility in what otherwise appears to be a standard requirement. This technique may help avoid the necessity for a variance if the standard cannot, or should not, be met for a valid reason.

2.7. SIDE WALL ARTICULATION

A side wall of a building that is more than 15 feet high and is an average distance of 15 feet or less from an interior lot line may not extend in an unbroken plane for more than 32 feet along a side lot line. To break the plane, a perpendicular wall articulation of not less than four feet, for a distance along the side property line of not less than 10 feet, is required. See Figures 18 through 20.



A. Third Stories.

When a third story is provided, any livable space shall be placed within the middle one-half of the third story area. Total square footage of the third story, including decks and livable space shall not exceed 750 square feet.

3. EXAMPLES OF DESIGN STANDARDS WITH ALTERNATIVE METHODS

C. Design Standards Review

1. All residential development shall achieve at a minimum the required number of points in Figures 3-12, 3-13 and 3-14.
2. Details of the Land Design Standards are included in Subsection D, details of the Street and Sidewalk Standards are included in Subsection E, and details of the Architectural Standards are in Subsection F.

D. ARCHITECTURAL REQUIREMENTS (For all Village Residential Districts)				
PAGE #	Element	BASE STANDARD	DESIRABLE	POINTS
43	Exterior Façade Material	100% brick or stone	None	NA
44	Chimneys	Chimney enclosure required	Brick fireplace matching exterior	5
45	Roof Pitch	8:12 or greater with architectural grade overlap shingles	Dormers, or combination hip and gable	10
45	Roof Materials	Asphalt shingles, no wood shingles. Paint rooftop accessories to match	Architectural grade overlap shingles	5
46	Units with same floor plan and same street elevation	4 lots skipped same side of street, 2 lots skipped opposite side of street and no identical floor plans side by side	7 lots skipped same side of street, 4 lots skipped opposite side of street and no identical floor plans side by side	10
48	Village Residential front entry cover	20 sf minimum front porch, 5' minimum width	a. Porch railing part of front porch design b. 40 sf minimum front porch, 5' minimum width	5 10
49	Village Residential Mail box locations	Paired at lot line	One style throughout development	5
49	Village Residential garage doors	Offset, 12" minimum, maximum 50 percent of elevation	Not on primary street elevation	20
Total Number of Architectural Points Available				70
Total Number of Architectural Points Required				40

Note: The example above is based on a point system wherein the project designer is provided flexibility in the way the design standards are met. In this example, in order to be approved, a project would need to achieve a total of 40 points out of a possible 70 points.

C. Details. All residential buildings shall be enhanced with at least two of the following details/elements into or near their primary façade:

- (1) Decorative porch design, including decorative wood balustrades similar to those found throughout historical buildings in the core residential neighborhood.
- (2) Decorative molding / framing details around all ground floor windows and doors.
- (3) Decorative rooflines that borrow design elements from nearby historical residential structures. This could include sloping rooflines with multiple dormers, brackets, and/or rooflets.

(4) Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities approved by the planning director.

(5) Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.

c. Standard: Exterior elevations shall be articulated and detailed to provide visual interest and scale by use of at least three of the following design parameters:

Parameters:

- 1) Offset building planes a minimum of two feet.
- 2) Provide recessed entries and windows.
- 3) Include projecting or recessed balconies.
- 4) Provide substantial roof overhangs with detailed rafter ends.
- 5) Design front porches a minimum of five feet deep.
- 6) Provide dormer windows.
- 7) Stepping back the second story.
- 8) Use of different building materials with varying textures and colors.



MEMORANDUM

TO: General Plan/LCP Implementation Committee

FROM: Gregg Ramirez, Senior Planner

DATE: May 29, 2007

RE: Zoning Code Re-Write – Issue No. 8
Residential setbacks to remain on Districting Maps vs. a more
general regulation

Setbacks – The Big Question

Does the City want to eliminate the varying setbacks as they currently exist? Elimination would, in theory, create equity among lots with similar dimensions and lot area. If yes, the next question is whether a practical system can be crafted to achieve standardization and remove the detailed setback information from the maps and include them instead in the standard code regulations or possibly newly designed setback maps. Whatever route is decided upon, staff recommends replacing the outdated and difficult to update Districting Maps and creating a new zoning map(s).

Districting Maps – The Official Zoning Maps

Located in the back of the zoning code are the official zoning maps for the City. The Districting Maps (Maps) divide the City into 70 segments. The Maps contain zone identification and City boundary lines expected to be found on zoning maps, but they also contain a myriad of other types of information. Of the information provided by the Maps, they are most often used to identify what zoning district a property is in and in many areas what the applicable front and rear setbacks are when setbacks differ from the zoning district standard. Front yard setbacks, especially in older areas, often differ from block to block and even differ from lot to lot in some areas. Additionally, the Maps often call out front and rear setbacks on properties that are located on the water, or on bluffs or canyons. The Maps also call out multi-family residential density and in some cases commercial FAR. In most cases, staff must refer to the zoning code regulations, Land Use Element and possibly a Planned Community document to obtain non-residential FAR's and square footage limits. Following is a listing of information found on the Maps and a Map number where this example can be seen. The referenced Districting Maps are attached.

Information Found on Districting Maps

Lot by lot front setbacks	Map No. 53
Block by block setbacks	Map No. 14
Multiple setbacks on a single property	Map No 3, 13, 33
Setback Call-Outs (detailed)	Map No. 11
Annexation Information	Map No. 33
Subdivision Information: Map Number Lot/Parcel Numbers	Map No. 36
Lot Dimensions	Map No. 3
Uncodified Notes	Map No 7, 13
Bulkhead and Pierhead Lines	Map No. 13
Lot Area	Map No. 22A
Dwelling Unit Limits	Map No. 8, 50
Non-Residential FAR	Map No. 3
Streets and other Rights-of Way	Map No. 1
Street and alley width	Map No. 1
Bodies of water	Map No. 1
Code Amendments (Revisions)	Map No. 1

Setbacks – What are they used for?

Setbacks are the traditional tool used to create a development pattern and attempt to ensure adequate light and air is provided for each lot. In Newport Beach, the setbacks shown on the Districting Maps are thought to have been developed through the identification of a predominate line of development for entire blocks in areas like Corona Del Mar and Balboa Peninsula, or to create a varied development pattern on a lot by lot basis in areas such as Irvine Terrace and the “the Yacht Streets”. As was the case with the square footage and entitlement limits included in the 1988 Land Use Element, the setbacks shown on the Districting Maps, in some cases, are a reflection of what was on the ground at the time and possibly not intended to be used as a long term planning tool.

Setbacks are also used to determine the maximum floor area limit for the R-1, R1.5, R-2 and MFR zoning districts. In these districts, the maximum floor area limit is determined by multiplying the buildable area of the lot (lot size minus setbacks) by a factor of 1.5, 1.75 or 2.0. Since the front yard setback varies from block to block in several areas, lots that are the exact same size can have different maximum floor areas. In the R-1-B zones, variable setbacks exist but those zones use lot coverage to regulate building size.

Setbacks and Lot coverage

If a lot coverage regulation is ultimately used instead of the of maximum floor area limit, as suggested at previous meetings, the setbacks will revert to the more traditional role of regulating building location rather than size. Ideally lots of like size would all have the same permitted lot coverage. Floor area would then be limited uniformly to how much can be achieved within the lot coverage maximums (which could vary for first, second and third floors), height limit and any other development regulations, but not by buildable area. Staff believes that an equitable lot coverage system can be created regardless of whether the setback system is changed or not.

Case Study – Balboa Island

Balboa Island provides an excellent example of front setbacks that differ from block to block. Although some variations exist, the majority of Balboa Island lots are 30 feet wide x 85 feet deep (2550 square feet). Front setbacks, however, differ from block to block. A 10-foot front yard setback is the most common, but as can be seen on Districting Map No. 14 (attached), inland front setbacks range from 10 feet to 5 feet and bayfront setbacks range from 10 feet to zero. There are also some side yard setbacks called out that supersede the typical 3 or 4 foot requirement identified in the zoning code.

Below is a comparison of two 30 x 85 Balboa Island lots using a 5 foot and 10 foot front yard setback. A 65% lot coverage figure is also provided as a comparison to the buildable area figure. As is indicated below, 65% lot coverage is very close to the type of coverage being constructed today, as most new home designs take advantage of using the entire buildable area. As mentioned above, variable lot coverage, by floor, could be used along with other development regulations to limit building square footage so, the 65% lot coverage figure provided should be viewed as a possible starting point.

Setbacks	Lot Size	Buildable Area	Floor Area Limit*	65% Lot Coverage
Front: 10 Sides: 3 Rear: 5	30x85 = 2550 Square feet	24x70 = 1,680 square feet	1,680 x 1.5 + 200 = 2,720	1,657 square feet
Front: 5 Sides: 3 Rear: 5	30x85 = 2550 Square feet	24x75 = 1,800 Square feet	1,800 x 1.5 + 200 = 2,900	1,657 square feet

*1.5 x the buildable area plus 200 square feet if an enclosed two-car garage is provided

Options

Below are three options identified by staff to address the varying setback issue. The one constant with each is that the existing Districting Maps be replaced.

Option No. 1 – Retain Varying Setbacks and Simplify Zoning Map(s)

Limit information on the Maps to zoning, setbacks, and density or intensity. This could be done in one of two ways:

- (a) a revised version of the Districting Maps covering the entire City, in color and 11" x 17" in size, which would reduce the overall number of maps. The maps would include zoning designation, setbacks, multi-unit residential density and non-residential FAR or floor area limits; or
- (b) one 36" x 48" citywide zoning map with 11" x 17" setback and residential density maps as an appendix to the code (The 11" x 17" setback maps would only be created for those areas of the City where setbacks and multi-unit density need to be called out). The General Plan and Planned Community documents would continue to be used to determine FAR and floor area limits.

Option No. 2 – Eliminate Varying Setback Regulations

Eliminate setbacks from the zoning map and create a 36" x 42" zoning map. Setbacks other than those identified as the standard for a particular zone would be identified on the map through the use of a suffix (e.g. R-1-A). For example, all properties in Old Corona Del Mar could be assigned the R-1-A designation, which would be a single-family district with minimum 20-foot front yard setbacks. Or the suffix could represent lot size; for example, Corona del Mar could be R-1-3500. Setbacks could then appear on a table in the code alongside other development regulations and the variation eliminated.

If a standard setback approach was used, each area of the City would need to be analyzed and the determination of an appropriate setback made. Here are two possible methodologies:

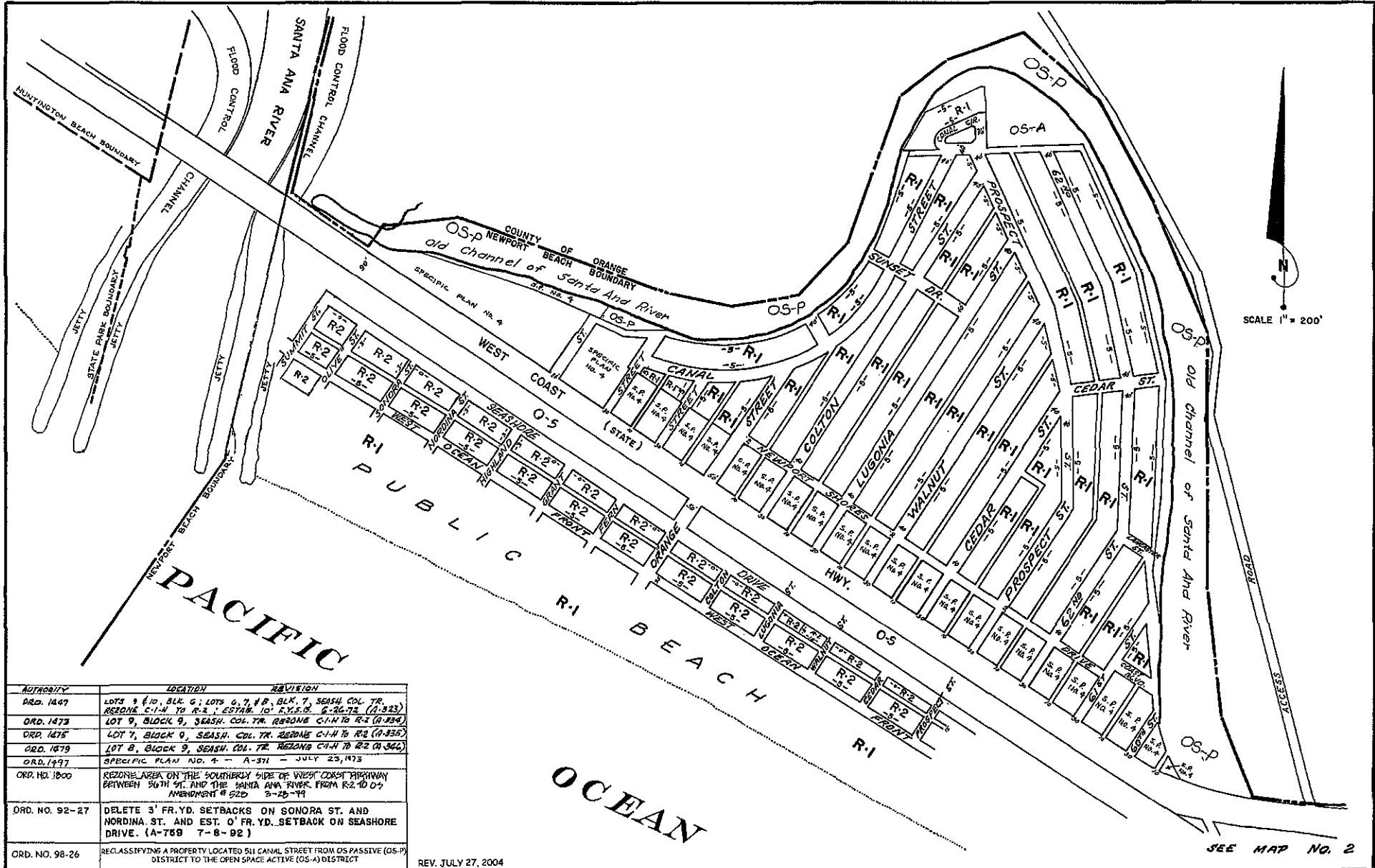
1. Use either the most limiting or the most forgiving setback. If the more limiting setback is used many non-conforming conditions would likely be created. Although new non-conforming regulations could be crafted to provide extra relief for affected properties, this would introduce a new review process. If the most generous setback was used (i.e. shortest) the development would eventually reflect the change as additions and new construction take advantage of the new regulation.
2. Use the predominate line of development or stringline. In areas that currently have varied setbacks (lot to lot or block to block), a predominate

line of development could be determined by staff prior to the design of projects. Staff would use air-photos, surveys and field verification to make the determinations. This method would eventually change the development pattern as the predominate line would move out with each new development. It also would result in uncertainty for property owners, and introduce a new step in the development process.

There are, of course, many lots that may not fit nicely into this system. Among those are lots where currently both the front and rear setbacks are called out on the Maps such as in Cameo Shores (see Map No. 31). If standardization is the goal, staff would need additional time to explore ways to address these situations.

Conclusion

Staff recommends that Districting Maps as they exist be retired. They have become a confusing tapestry of information that does not need to be in the zoning code. Ideally, staff would prefer that more uniform setbacks be established and shown on a table in the code. However, with such a long development history with varying setbacks, and the difficulties and non-conformities that could be created with a uniform setback system, we do not think this is a change worth making. Instead, staff suggests that the Districting Maps and setback requirements be simplified as much as possible while retaining varying setbacks in older neighborhoods. It should be noted that staff makes this recommendation with the assumption that the new code will either eliminate FAR as a means of regulating the size of houses, or apply an FAR to the entire lot, not just the buildable area. Staff requests that the Committee provide direction on how setbacks should be established in the new code.



DISTRICTING MAP CITY OF NEWPORT BEACH CALIFORNIA

ADOPTED BY.....
ORD. NO. 635 DEC. 26, 1980

R-A	AGRICULTURAL-RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY DISTRICT
R-2	DUPLEX RESIDENTIAL DISTRICT
R-3	RESTRICTED MULTIPLE RESIDENTIAL DISTRICT
R-4	MULTIPLE RESIDENTIAL DISTRICT
B	COMBINING OR "B" DISTRICT

C-N	NEIGHBORHOOD COMMERCIAL DISTRICT
C-O	LIMITED COMMERCIAL-MULTIPLE RESIDENTIAL DISTRICT
C-1	LIGHT COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
I	INTERMEDIATE DISTRICT
U	UNCLASSIFIED DISTRICT

M-1	MANUFACTURING DISTRICT
M-1A	CONTROLLED MANUFACTURING DISTRICT
H	COMBINING OR "H" DISTRICT
Z	COMBINING OR "Z" DISTRICT

REVISIONS		
AUTHORITY	LOCATION	DATE
ORD. NO. 559	TR. 772 & BLK. 180 OVERLIES FROM R-2 TO R-1	APRIL 24, 1981
ORD. NO. 571	REZONE C-1-N TO R-2; EST. 10' S.E. SETBACK	AUGUST 26, 1981
ORD. NO. 1006	REZONE C-1-N TO R-2; EST. 10' S.E. SETBACK	9-23-82
ORD. NO. 1051	REZONE ALL TRACT 4001 FROM R-3 TO R-1	
ORD. NO. 1051	REZONE LOTS 1-9, BLK. 101, TRACT 772 FROM R-4 TO R-2	
ORD. NO. 1052	TR. 772 BL. 11, 12, 21 - 5-PB-REAR	AUGUST 25, 1983
ORD. NO. 1391	SEASHORE COL. BLK. 6, LOTS 6, 7, 8 & 9 (A-371)	8-22-84
	"BLK. 9, LOTS 9 (A-371)"	7-26-71
ORD. NO. 1399	REZONE FROM C-1-N TO R-2	8-9-71
ORD. NO. 1421	SEASHORE COL. BLK. 4, LOTS 1 & 2	1-24-72
	REZONE FROM C-1-N TO R-2	

100 0 100 200 300 400
SCALE IN FEET


MAP NO.

1

DISTRICTING MAP
NEWPORT BEACH — CALIFORNIA

ORD. 92-145 REZONE SPECIFIC PROPERTIES
TO RSC ETC. 10-4-92
ORD. 93-3 ESTABLISH 2.85 FOOT FRONT
YARD SETBACK FROM 10' WIDE
CLUBHOUSE AVE. EASEMENT
LOT 1, BLK 432, CANAL SECTION
5-26-93
ORD. NO. 94-14 BLOCK 433 LOTS 1 AND 2 AND BLOCK 434,
LOTS 1-3, CANAL SECTION, FROM 35' TO 28' 11/2" 11-12-94

SCALE OF FEET



0 200 400 600 800

R-A	AGRICULTURAL RESIDENTIAL	R-4	MULTIPLE RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
MFR	MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
B, H	COMBINING DISTRICT	U	UNCLASSIFIED

Front Yard Depth In Feet Shown Thus: 10-

[illegible]

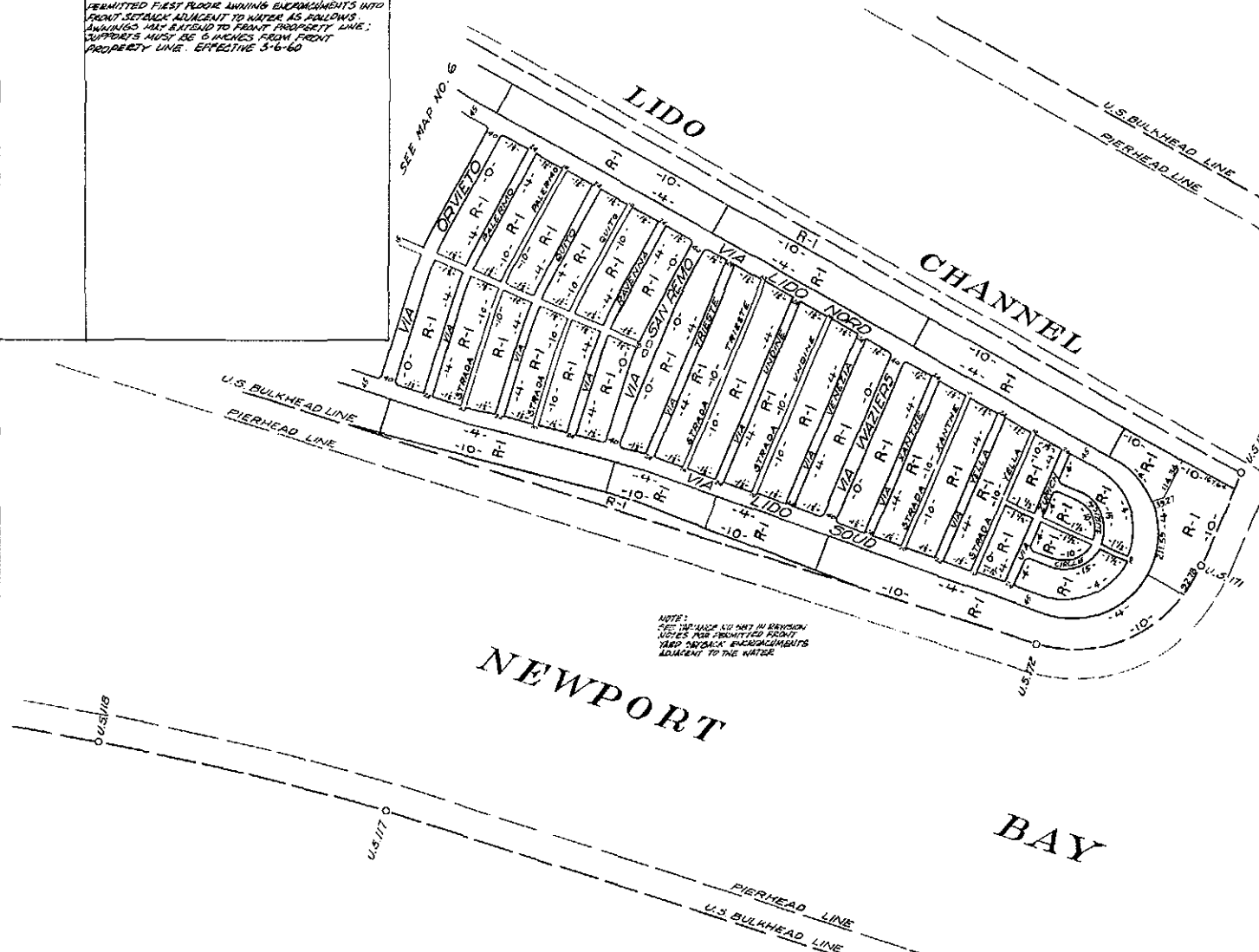
ORD. NO. 2002-023 3515 FINLEY AVE - REAR (CHANNEL) SETBACK CHANGED
FROM 40 FT TO 20 FT (CA 2001-001) 09-10-2002

ORD. NO. 635
DEC. 26, 1950

MAP NO. (3)

AUTHORITY TR 907 (LIDO ISLE) Establish Seftack's
LOCATION PROPERTIES LOCATED FROM 100-TH VARIOUS
REVISION PERMITTED FIRST FLOOR JAWING ENCROACHMENTS INTO
 FRONT SETBACK ADJACENT TO WATER AS ALLOWED
 JAWINGS MUST EXTEND TO FRONT PROPERTY LINE;
 SUPPORTS MUST BE 6 INCHES FROM FRONT
 PROPERTY LINE. EFFECTIVE 3-6-60

SEE MAP NO. 5



REV. 8.9.71

SEE MAP NO. 10

DISTRICTING MAP NEWPORT BEACH - CALIFORNIA

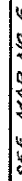
R-1	AGRICULTURAL RESIDENTIAL	R-4	MULTIPLE RESIDENTIAL
R-2	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-3	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-4	REST'D. MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
B-1	COMBINING DISTRICTS	U	UNCLASSIFIED
Front Yard Depth In Feet Shown Thus :-10-			

SCALE 0 200 400 600 800 FEET

ORD. NO. 635
 DEC. 26, 1950

MAP NO.

7



REV. November 7, 2005
Rev. July 29, 2004
REV. 12-5-06

SEE MAP NO. 9

ORD. 2000-22 Balboa Sign Overlay - All signs in commercial districts on the Balboa Peninsula shall be subject to the regulations contained in the Balboa Sign Overlay - 11 - 14 - 2000

ORD. 2005-17 Adopt a new Chapter 20.67 pertaining to regulation of signs on a citywide basis. This ordinance removes the Balboa Sign Overlay (ORD. 2000-22) from this Districting Map. 9-27-2005

ORD. 2005-17 Adopt a new Chapter 20.67 pertaining to regulation of signs on a citywide basis. This ordinance removes the Balboa Sign Overlay (ORD. 2000-22) from this Districting Map. 9-27-2005

8

SEE MAP NO. 23

Note: Lots A, B, C, D, E, F, G, H and I
| are Private Ways.

SEE MAP NO. 7

SEE MAP NO. 15

NEWPORT

BAY

SEE MAP NO 14

AUTHORITY	LOCATION	REVISION
ORD NO. 724	TRACT NO. 2172 - Harbor Island Rd. - Annexed	
ORD NO. 745	TRACT NO. 2172 - Rezoned from U-10 R-1 District	
ORD NO. 857	TRACT 1722 - (COLLINS IS.) REZONED FROM R-2 TO R-1	
ORD NO. 1426	A-1 TRACT, BLK. 7, SECT. 1, LOT 3 REZONE C-1 TO R-1	
ORD NO. 1487	REZONE ALL B-2 (ENC. R-1 & C-1) TO R-1.5 (A-337) - 12-23	
ORD NO. 1496	ESTAB. SIX-SEEN-FOOT, SIDE YARD SETBACKS ON 2172 - 10-15-79	
ORD NO. 838	SETBACKS ON ALL LOTS 1 THRU 8 ON COLLINS ISLAND TRACT NO. 1722 - FOOT FRONTAL, 4 FOOT ON THE SIDES, 4 FOOT REAR (VARIANCE NO. 876 9-2-81)	
ORD. 1842	B.T. BLOCK 25 SECT. 1, LOTS 19 & 20 ESTAB. TEN-FOOT FRONT YARD SETBACKS. 5-27-80	
VARIANCE NO. 346	APPROVED ON 3-21-81; PROPERTIES LOCATED AT 1-29, OR 6-33 BEACHWAY, PERMITS AWAKINGS AND PATIO COVERS TO ENJOYMENT TO WITHIN 6 INCHES OF FRONT PROPERTY LINE; GLASS ENCLOSURES DESIGNATED AS FRONT YARD AND NOT MORE THAN ONE-HALF THE FRONT SIDE.	
VARIANCE NO. 207	APPROVED ON 3-28-85; ESTABLISHED 10 FT. FRONT YARD SETBACKS ON LOTS 1-5 TRACT NO. 2172.	
ORD 92-45	REZONE SPECIFIC PROPERTIES TO RSC. 12-9-82	
Ord NO. 2003-007	Changing the designation of 129 Agate Avenue from RSC-R to R-1.5 and designating the front yard setback to be six (6) feet	

REV. June 30, 2004

SEE MAP NO. 10

DISTRICTING MAP
NEWPORT BEACH — CALIFORNIA

R-A	AGRICULTURAL RESIDENTIAL	R-4	MULTIPLE RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-3	REST'D. MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
B-1, -H	COMBINING DISTRICTS	U	UNCLASSIFIED

Front Yard Depth In Feet Shown Thus: -0-

ORD. NO. 635
DEC. 26, 1950

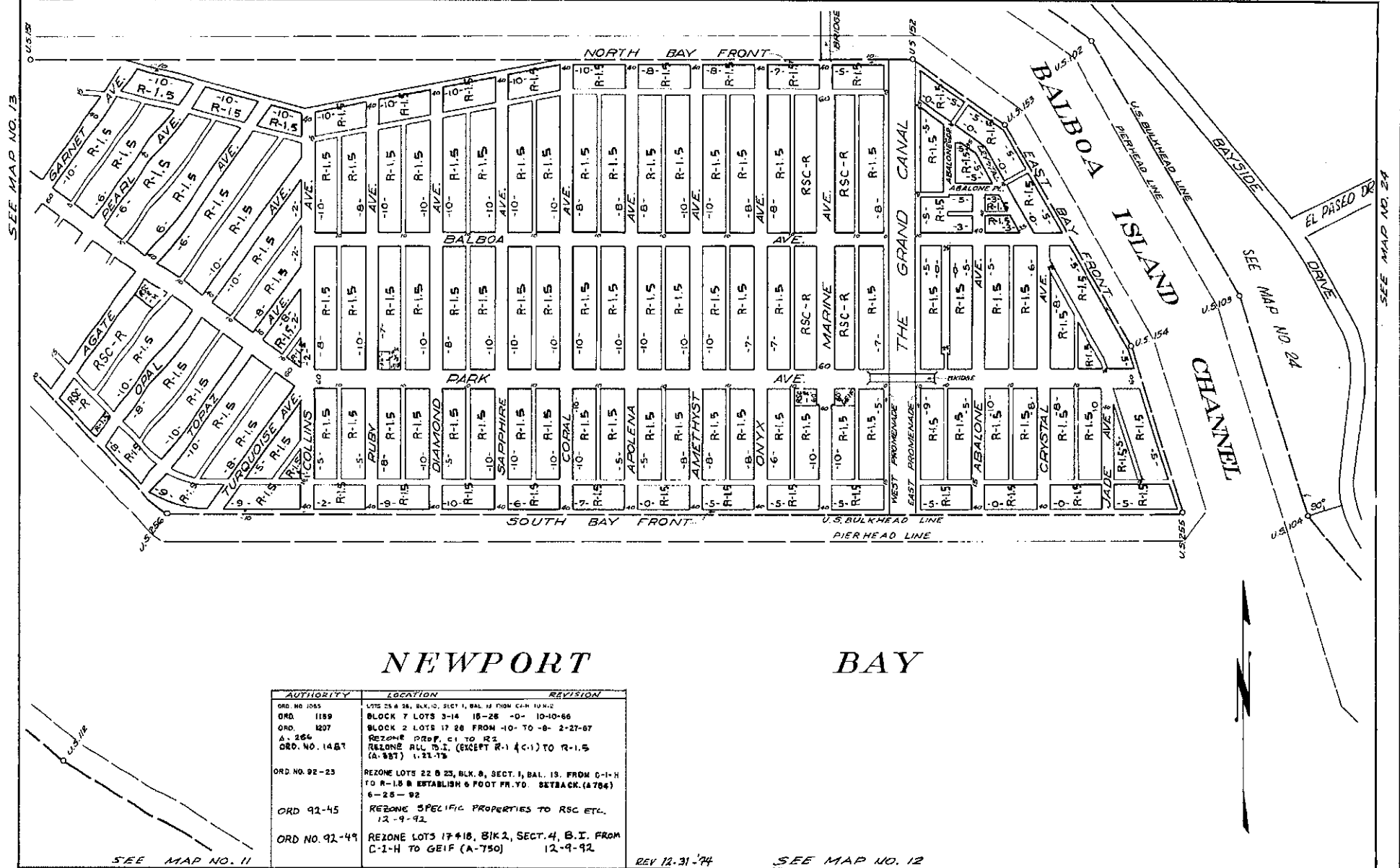
MAP NO. 13

SCALE OF FEET

0 200 400 600 800

SEE MAP NO. 15

SEE MAP NO. 24



DISTRICTING MAP NEWPORT BEACH — CALIFORNIA

R-A	AGRICULTURAL RESIDENTIAL	R-4	MULTIPLE RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-3	RESTD. MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
[B], [H]	COMBINING DISTRICTS	U	UNCLASSIFIED
Front Yard Depth In Feet Shown Thus: -10-			

SCALE OF FEET

0 200 400 600 800

ORD. NO. 625
DEC 26, 1950

MAP NO.

14

SEE MAP NO. 25

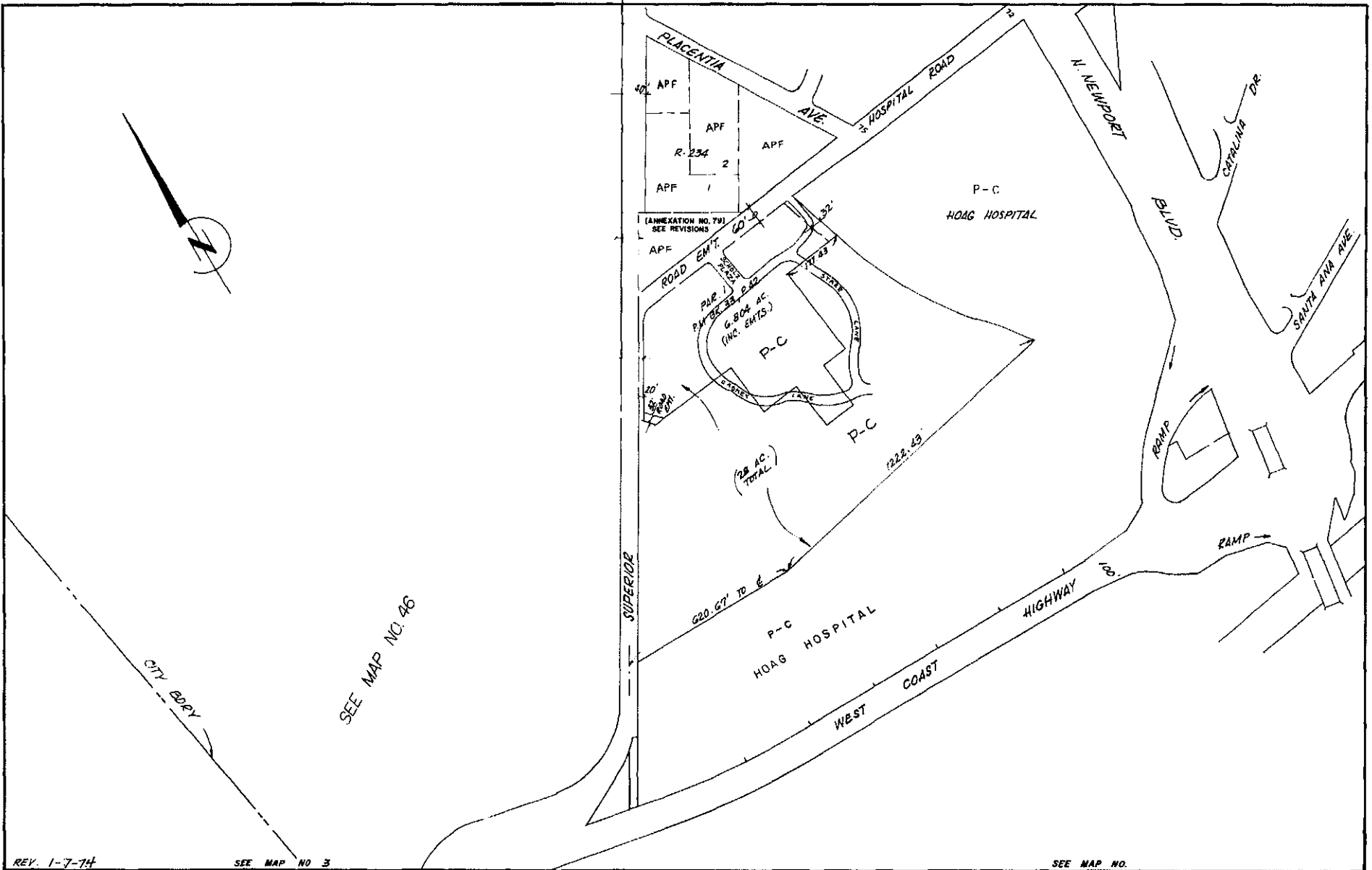
SEE MAP NOS. 22 & 25

SEE MAP NO. 46

SEE MAP NO. 4

SEE MAP NO. 5

SEE MAP NO. 4



DISTRICTING MAP — CITY OF — NEWPORT — BEACH — CALIFORNIA

R-A	AGRICULTURAL - RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY DISTRICT
R-2	DUPLEX RESIDENTIAL DISTRICT
R-3	RESTRICTED MULTIPLE RESIDENTIAL
R-4	MULTIPLE RESIDENTIAL DISTRICT
B	COMBINING OR "B" DISTRICT

C-M	NEIGHBORHOOD COMMERCIAL DISTRICT
C-O	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT
C-1	LIGHT COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
I	INTERMEDIATE DISTRICT
U	UNCLASSIFIED DISTRICT

M-1	MANUFACTURING DISTRICT
M-1-A	CONTROLLED MANUFACTURING DISTRICT
H	COMBINING OR "H" DISTRICT
Z	COMBINING OR "Z" DISTRICT

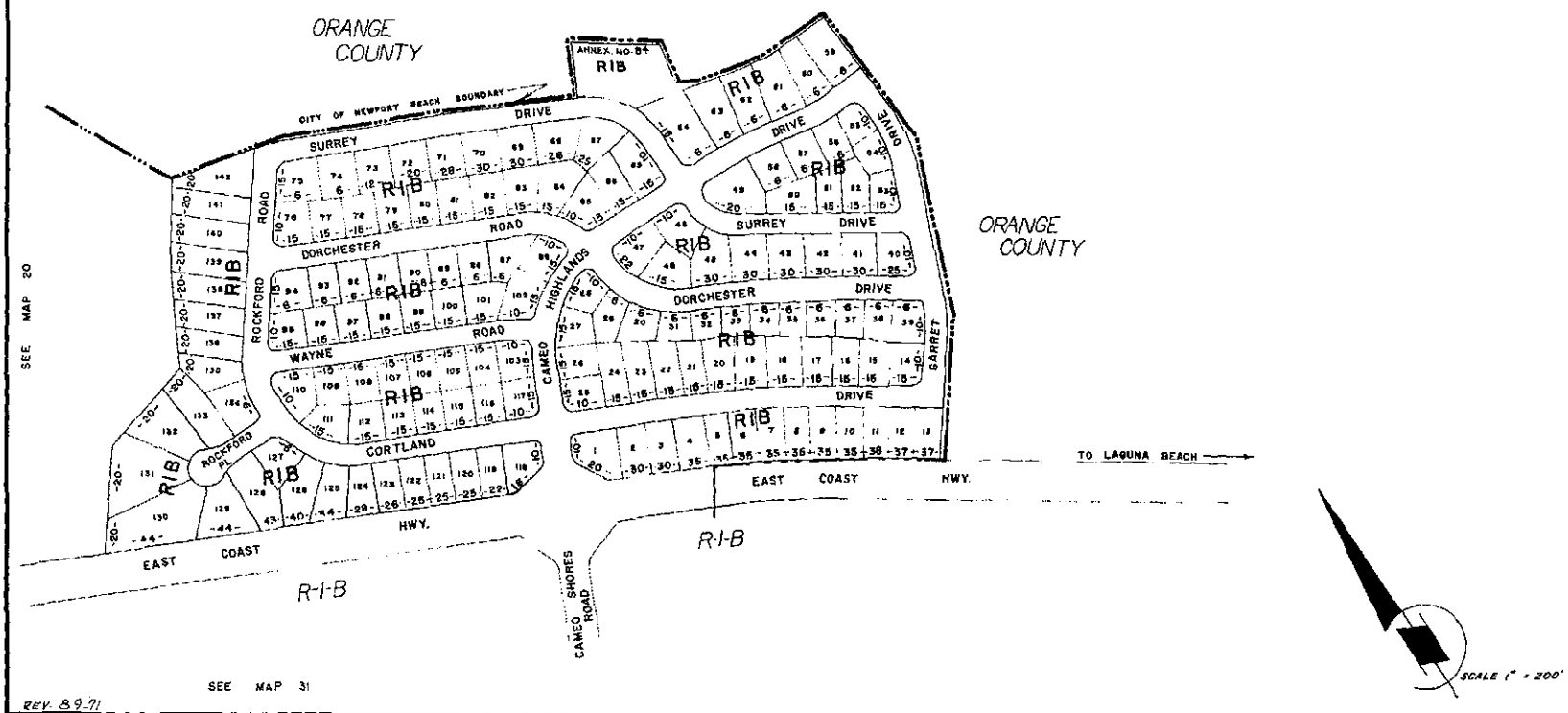
AUTHORITY	REVISIONS	
	LOCATIONS	DATE
ORD. NO. 1497	A-274 ANNEX. NO. 74 PREZONE TO P-C	12-2-70
RES. NO. 8146	A-365 REZONE 168.447 167 AND 170 FROM R-1 TO APF	5-7-73
ORD. NO. 1567	ANNEXATION NO. 79, SUPERIOR AVE./ HOSPITAL ROAD NO. 2.	12-10-75
ORD. NO. 92-3	REZONE HOAG HOSPITAL PROPERTY FROM A-P-H AND U TO P-G.	6-28-82

ADOPTED BY...
ORD. NO. 92-45
REZONE SPECIFIC PROPERTIES
TO APF 12-9-82.



MAP NO.

22-A



DISTRICTING MAP

NEWPORT — BEACH — CALIFORNIA

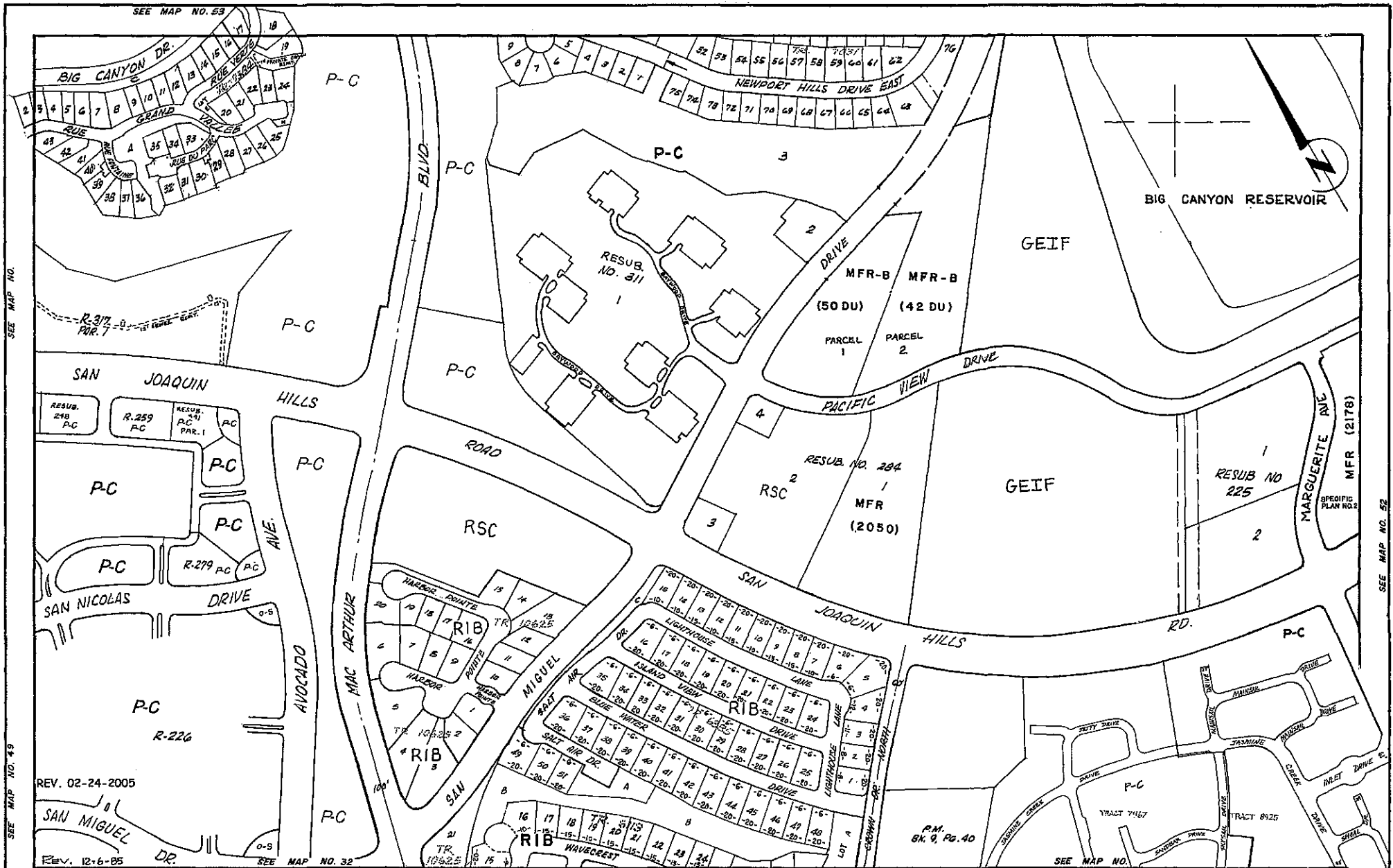
R-4	AGRICULTURAL RESIDENTIAL	R-4	MULTIPLE RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-3	RESTRICTED MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
		U-1	UNCLASSIFIED

AMENDMENT	LOCATION	DATE
ORD. NO. 1744	NORTHEASTLY SIDE OF SURREY DRIVE FROM UNINCORPORATED TERRITORY TO R-1-B (A. 198) ANNEXATION NO. 134 RES. 1208	9-12-77

ORD. NO. 927
DATE 7-11-60

MAP NO.

33



DISTRICTING MAP CITY OF NEWPORT BEACH CALIFORNIA

ADOPTED BY
ORD. NO. 1124 3-4-65
1129 5-24-65

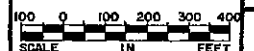
- R-1 AGRICULTURAL-RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY DISTRICT
- R-2 DUPLEX RESIDENTIAL DISTRICT
- MFR MULTIPLE RESIDENTIAL
- RES'D MULTIPLE FAMILY RESIDENTIAL
- B CONDORING OR "B" DISTRICT

AUTHORITY	LOCATIONS	DATE
ORD. 95-32	Rezoning properties from the APF-H and Open Space to PC (Block 500)	8-28-1995

AUTHORITY	LOCATIONS	DATE
ORD. NO. 1546	[PORTION OF NEWPORT CENTER], SOUTH BY EAST COAST HWY. (AM-EMMENT NO. 410), FROM C-0-H, C-0-M-UL, G-N-H AND -B- TO -B-	1-14-74
ORD. NO. 1484	BUILDING HEIGHT ORDINANCE (AM-EMMENT NO. 328)	9-11-72
ORD. NO. 1422	3-1-6 TO 8-1, 16, OF SAN JOAQUIN HILLS, BETWEEN MAC ARTHUR BLVD. & NEW MAC ARTHUR BLVD.	6-4-75
ORD. NO. 1719	(WAVING TRAIL) JACQUES PHOENIX (WAVING TRAIL) FROM P-1-1 TO P-1-1 (W-1-1)	3-25-77

AUTHORITY	LOCATIONS	DATE
ORD. NO. 1546	Newport Village P-C	1-14-74
ORD. NO. 1885	PORTION OF HARBOR POINTE FROM "8A" TO "8B"	10-14-81
ORD. NO. 87-5	REZONE SPECIFIC PROPERTIES TO MFR	5-18-87
ORD. 90-24	REZONE SPECIFIC PROPERTIES TO MFR	6-28-90
ORD. 92-45	REZONE SPECIFIC PROPERTIES TO APP-H	12-9-92

AUTHORITY	LOCATIONS	DATE
ORD. 1142	CUTTERVIEW REZONE TO TR-1, TR-2, TR-3, TR-4 & C-M	11-8-65
ORD. 1234	TRAC 4385	11-27-67
ORD. 1338	PLANNED COMMUNITY A-22	1-13-69
ORD. 1341	REZONE-CAN-TO-R-200-A-22	9-8-69
ORD. 1342	REZONE-U-TO-RE-ALL CANON	11-22-69
ORD. 1452	A-260	9-14-70
ORD. 1453	REZONE FROM R-200 TO A-2	7-27-70
ORD. 1454	CON. TO R-200 (W. R-200)	1-12-72
ORD. 1455	A-265	
ORD. 1456	A-306, R-306, R-307, U-TO, PC	



MAP NO.
50

GENERAL PLAN SINGLE AND TWO-UNIT RESIDENTIAL POLICIES**Residential Neighborhoods****Goal****LU 5.1**

Residential neighborhoods that are well-planned and designed, contribute to the livability and quality of life of residents, respect the natural environmental setting, and sustain the qualities of place that differentiate Newport Beach as a special place in the Southern California region.

Policies**All Neighborhoods****LU 5.1.1 Compatible but Diverse Development**

Establish property development regulations for residential projects to create compatible and high quality development that contributes to neighborhood character. *(Imp 2.1)*

LU 5.1.2 Compatible Interfaces

Require that the height of development in nonresidential and higher density residential areas transition as it nears lower density residential areas to minimize conflicts at the interface between the different types of development. *(Imp 2.1)*

LU 5.1.3 Neighborhood Identification

Encourage and support the identification of distinct residential neighborhoods. *(Imp 1.1, 1.3)*

LU 5.1.4 Neighborhood Maintenance

Promote the maintenance of existing residential units through code enforcement and promotion of County and local rehabilitation programs, and public education. This may include providing information, guidance, and assistance where feasible. *(Imp 23.3, 25.1, 26.1, 29.1)*

SINGLE-FAMILY DETACHED AND DUPLEX NEIGHBORHOODS

LU 5.1.5 Character and Quality of Single-Family Residential Dwellings

Require that residential units be designed to sustain the high level of architectural design quality that characterizes Newport Beach's neighborhoods in consideration of the following principles:

- ▶ Articulation and modulation of building masses and elevations to avoid the appearance of "box-like" buildings
- ▶ Compatibility with neighborhood development in density, scale, and street facing elevations
- ▶ Architectural treatment of all elevations visible from public places
- ▶ Entries and windows on street facing elevations to visually "open" the house to the neighborhood
- ▶ Orientation to desirable sunlight and views (*Imp 2.1*)

LU 5.1.6 Character and Quality of Residential Properties

Require that residential front setbacks and other areas visible from the public street be attractively landscaped, trash containers enclosed, and driveway and parking paving minimized. (*Imp 2.1*)

LU 5.1.7 Renovation and Replacement of Existing Residential Units

Require that residential units that are renovated and rebuilt in existing single-family neighborhoods adhere to the principles for new developments, as specified by Policy 5.1.5 above. Consider the appropriateness of establishing single-family residential design guidelines and/or standards and review procedures for neighborhoods impacted by significant changes in building scale and character. (*Imp 2.1, 8.2*)

LU 5.1.8 Parking Adequacy

Require that new and renovated single-family residences incorporate adequate enclosed parking in consideration of its number of bedrooms. (*Imp 2.1*)

All Neighborhoods, Districts, and Corridors

Goal

LU 5.6

Neighborhoods, districts, and corridors containing a diversity of uses and buildings that are mutually compatible and enhance the quality of the City's environment.

Policies

LU 5.6.1 Compatible Development

Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors. *(Imp 2.1)*

LU 5.6.2 Form and Environment

Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns. *(Imp 2.1)*

LU 5.6.3 Ambient Lighting

Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location. *(Imp 2.1)*

LU 5.6.4 Conformance with the Natural Environmental Setting

Require that sites be planned and buildings designed in consideration of the property's topography, landforms, drainage patterns natural vegetation, and relationship to the Bay and coastline, maintaining the environmental character that distinguishes Newport Beach. *(Imp 2.1, 8.1)*